



THEWELL

RIO CAN ALLIED



BE PART OF TORONTO'S NEWEST LIVE,WORK,PLAY COMMUNITY

THE LOCATION

Bordering Front, Spadina and Wellington, it is a mixture of retail, commercial and residential space in downtown Toronto that draws approximately 22,000 daily visitors, including the approximately 11,000 residents and employees that will live and work at The Well.



22,000

Pedestrians



22,600+

Vehicles

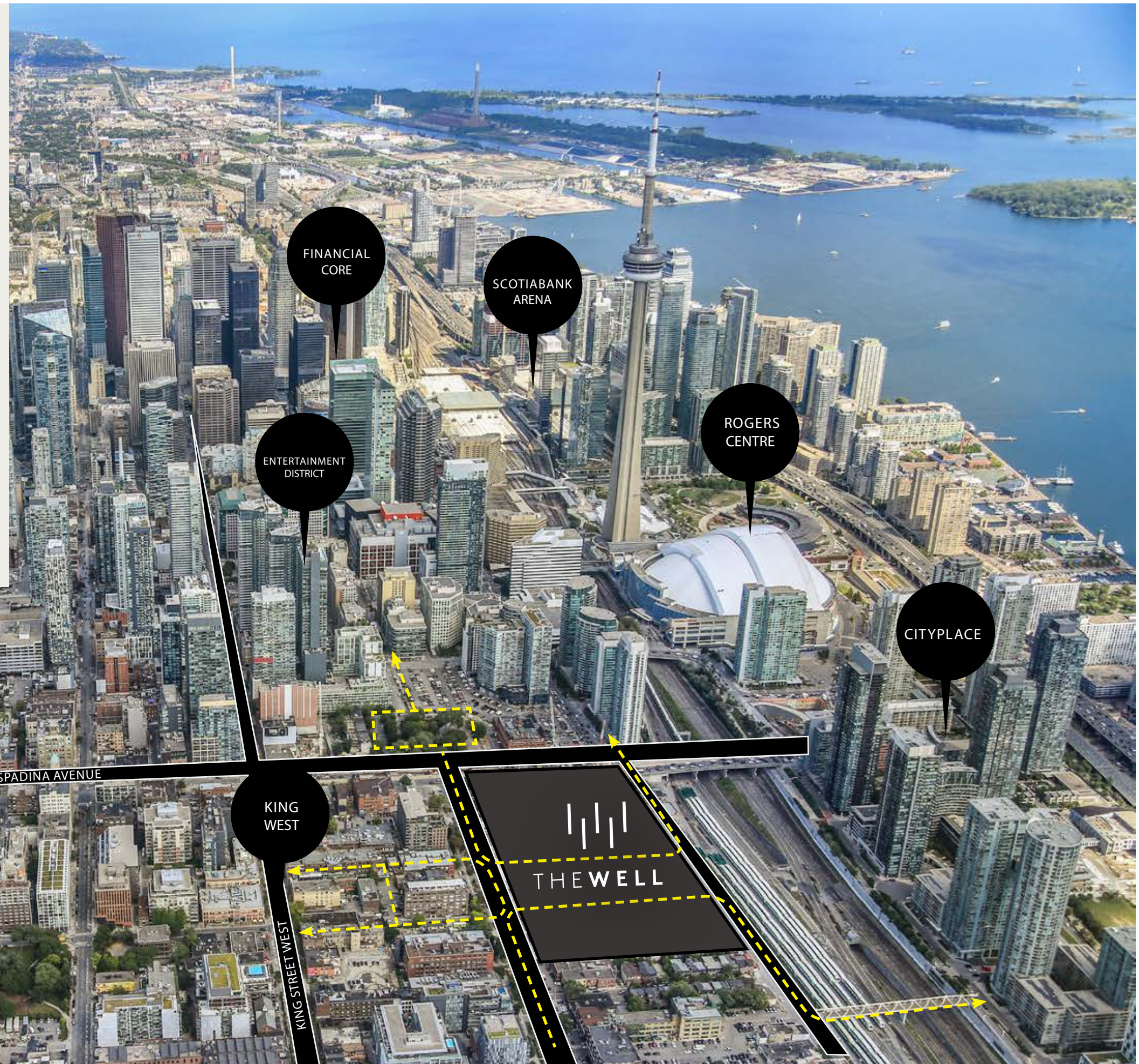


55,550

Commuters

Pass through the intersection of Spadina Avenue and Front Street.

--- Pedestrian Walkways





THE WELL

320,000 Sq. Ft.

OF RETAIL SPACE CONSISTING OF UNIQUE RESTAURANTS, FASHION, FITNESS, ENTERTAINMENT AND EXPERIENTIAL RETAIL CONCEPTS

1.2 Million Sq. Ft.

OF OFFICE SPACE, HOUSING 8,000 ACTIVE WORKERS, MOSTLY IN THE TECH INDUSTRY

1.5 Million Sq. Ft.

OF RESIDENTIAL CONSISTING OF 1,700 ON-SITE CONDOMINIUM AND APARTMENT UNITS AND 3,000 RESIDENTS

Underground Parking

744 SPACES WITH VALET OPTIONS

70,000 Sq. Ft.

WORLD CLASS PUBLIC FOOD MARKET

DEMOGRAPHICS



1,337,420
POPULATION

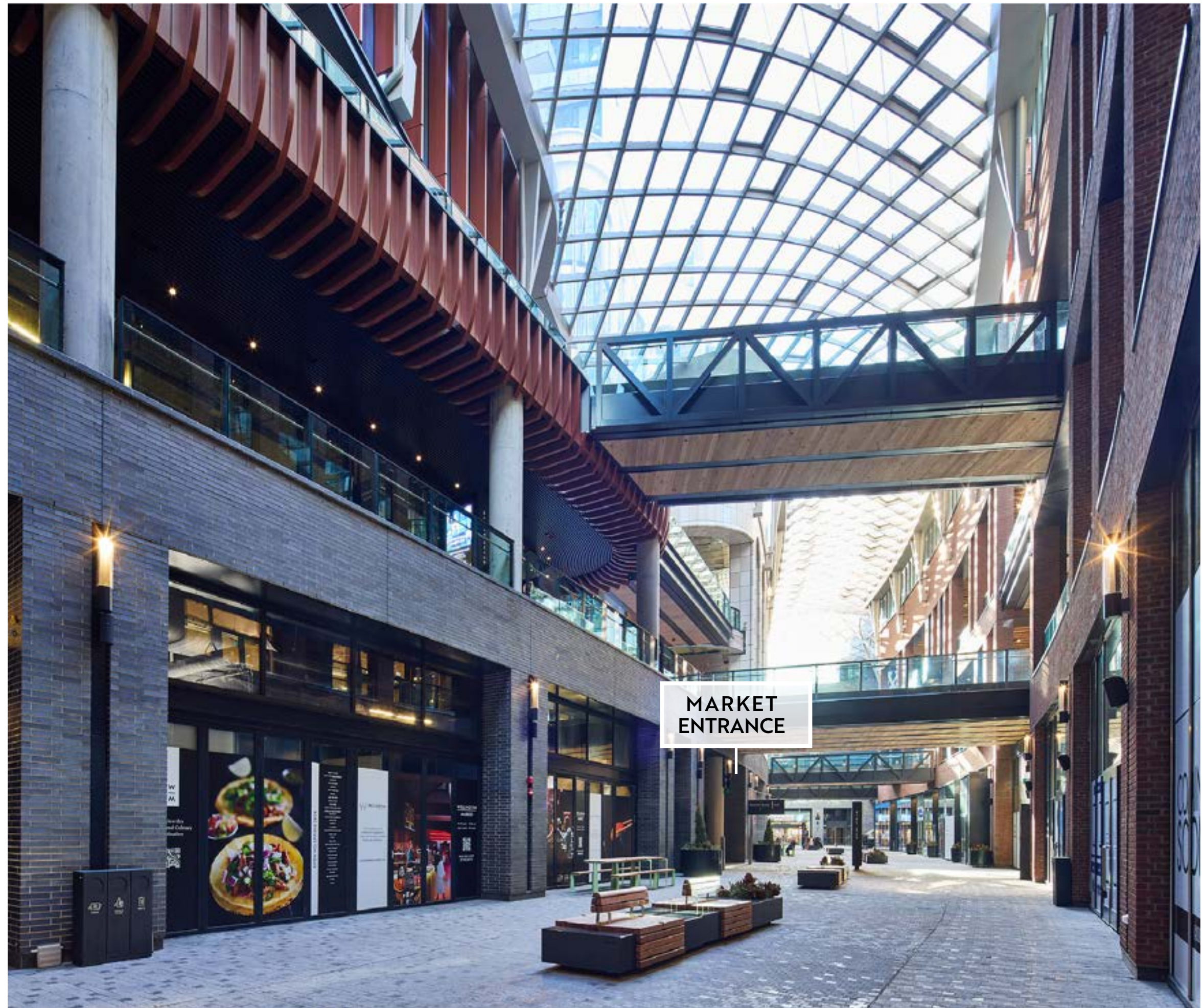


+29%
POPULATION CHANGE
(94,209)



\$144,821
HOUSEHOLD INCOME

*10km Within The Well Trade Area (EnviroNics Analytics Demostats from 2023 and projections for 2033)









The Well's Curated Roster



Retail Tenants

- Accent & Co.: 1,014 SF
- Adidas: 5,759 SF
- Aisle 24: 1,761 SF
- Arcadia Earth 17,501 SF
- Azur Fit: 2,243 SF
- Aera: 11,142 SF
- Bailey Nelson: 1,000 SF
- BMO: 4,545 SF
- Bailey Nelson: 948 SF
- Bridgette Bar: 8,959 SF
- Crumbl Cookies: 1,940 SF
- Daycare: 3,841 SF
- De Mello Coffee: 570 SF
- Design Republic: 3,739 SF
- Era Vintage: 2,357 SF
- Etiket: 6,396 SF
- Fix Coffee + Bikes: 1,011 SF
- Frank And Oak: 2,722 SF
- Giotelli: 1,308 SF
- Gotstyle: 3,053SF
- Groovy Shoes: 1,402 SF
- HealthOne: 15,000 SF
- Indigo: 16,034 SF
- L'Avenue: 3,282 SF
- La Plume: 9,589 SF
- Le Crueset: 1,127 SF
- Live Well Dental: 2,600 SF
- Lululemon: 3,235 SF
- LuLu Bar: 5,805 SF
- Lumea: 3,992 SF
- National: 22,581 SF
- Mandy's Salads: 1,756 SF
- Mr. Surprise: 889 SF
- Mo & More: 999 SF
- Noyaa: 6,066 SF
- Petite Nordique: 1,461 SF
- Prince Street Pizza: 1,559 SF
- Quantum Coffee: 3,000 SF
- RBC Royal Bank: 4,642 SF
- Room1Six: 1,221 SF
- Scotiabank: 2,256 SF
- Sephora: 3,465 SF
- Shoppers Drug Mart: 16,000 SF
- Steel n Ink: 1,116 SF
- Structube: 7,903 SF
- Suetables: 947 SF
- Sweat and Tonic: 24,000 SF
- T Boutique.: 1,610 SF
- The Bone & Biscuit: 1,190 SF
- The Dorset: 9,146 SF
- Vie Nail & Beauty Salon: 1,315 SF
- Wellington Event Venue: 5,038 SF

Total: 314,564 SF



Bailey Nelson



Prince St. Pizza



Quantum Coffee



Etiket



Oliver & Bonacini



Arcadia Earth



Sweat and Tonic



Fix Coffee + Bikes

OFFICE SPACE LEASED TO NOTABLE TENANTS INCLUDING:



Best known for its eponymous brand of industry-best vacuum cleaners, Dyson also sells award-winning hand dryers, bladeless fans, heaters, and hair dryers. British inventor James Dyson founded the company in 1991.



Financeit is a market leading point-of-sale financing provider services the home improvement, vehicle and retail industries.



Index Exchange is a global advertising marketplace where premium digital media companies sell their ad impressions to programmatic buyers.



Intuit Inc. is an American business software company that specializes in financial software. Intuit is the financial platform behind TurboTax, QuickBooks, Mint, Credit Karma, and Mailchimp.



Konrad is a global digital agency and innovation firm that serves a world-class and diverse client base. They help their clients identify, plan for, and capitalize on digital opportunity wherever it is found. With a decade of experience delivering success and a global team of 250+ practitioners, Konrad is uniquely positioned to deliver on this mandate.



Middlefield is an asset management company founded in 1979 with the goal of creating innovative investment solutions. Middlefield's funds span a number of market sectors including real estate, healthcare, innovation, sustainability, infrastructure and energy.



Netflix is a subscription-based streaming service that allows members to watch TV shows and movies without commercials on an internet-connected device.



PointClickCare is uniting the richest, post-acute data set with the most expansive, full-continuum network, giving care teams immediate, point-of-care access to deep, real-time insights at any stage of a patient's healthcare journey. PointClickCare offers a single platform that spans care settings to enhance care transitions between visits, patient management within visits, and network optimization across visits.



Founded in 1986, Quadrangle is a Toronto based architecture and interior design firm renowned for its client service resulting in long-term relationships. The firm's portfolio spans the commercial, mixed-use, multi-unit residential, content media and retail markets, and includes specializations in area such as master planning, accessibility and sustainability.



The Toronto Star is a Canadian English-language broadsheet daily newspaper. It is owned by Toronto Star Newspapers Limited, a subsidiary of Torstar Corporation and part of Torstar's Daily News Brands division.



Unity is an online platform company that specializes in virtual and augmented realities, most well known for developing the technology and platform for Pokemon Go.



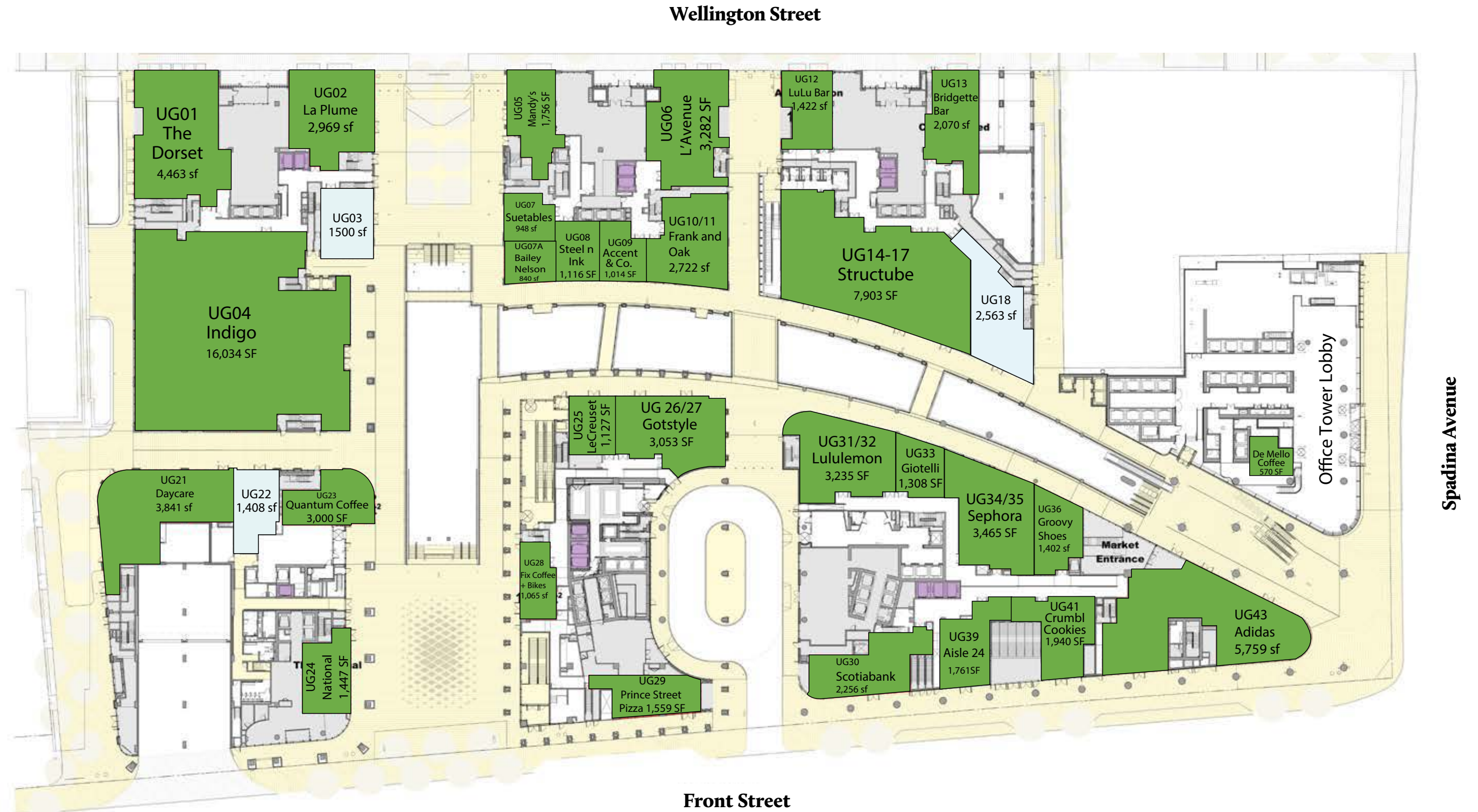
Warner Music Group (WMG) brings together artists, songwriters, and entrepreneurs that are moving entertainment culture across the globe. It operates in more than 70 countries through a network of affiliates and licensees.



Woodbourne is a leading investor, operator and developer of apartments, seniors' housing, student housing, self-storage and other real estate assets located predominantly in urban areas across Canada.

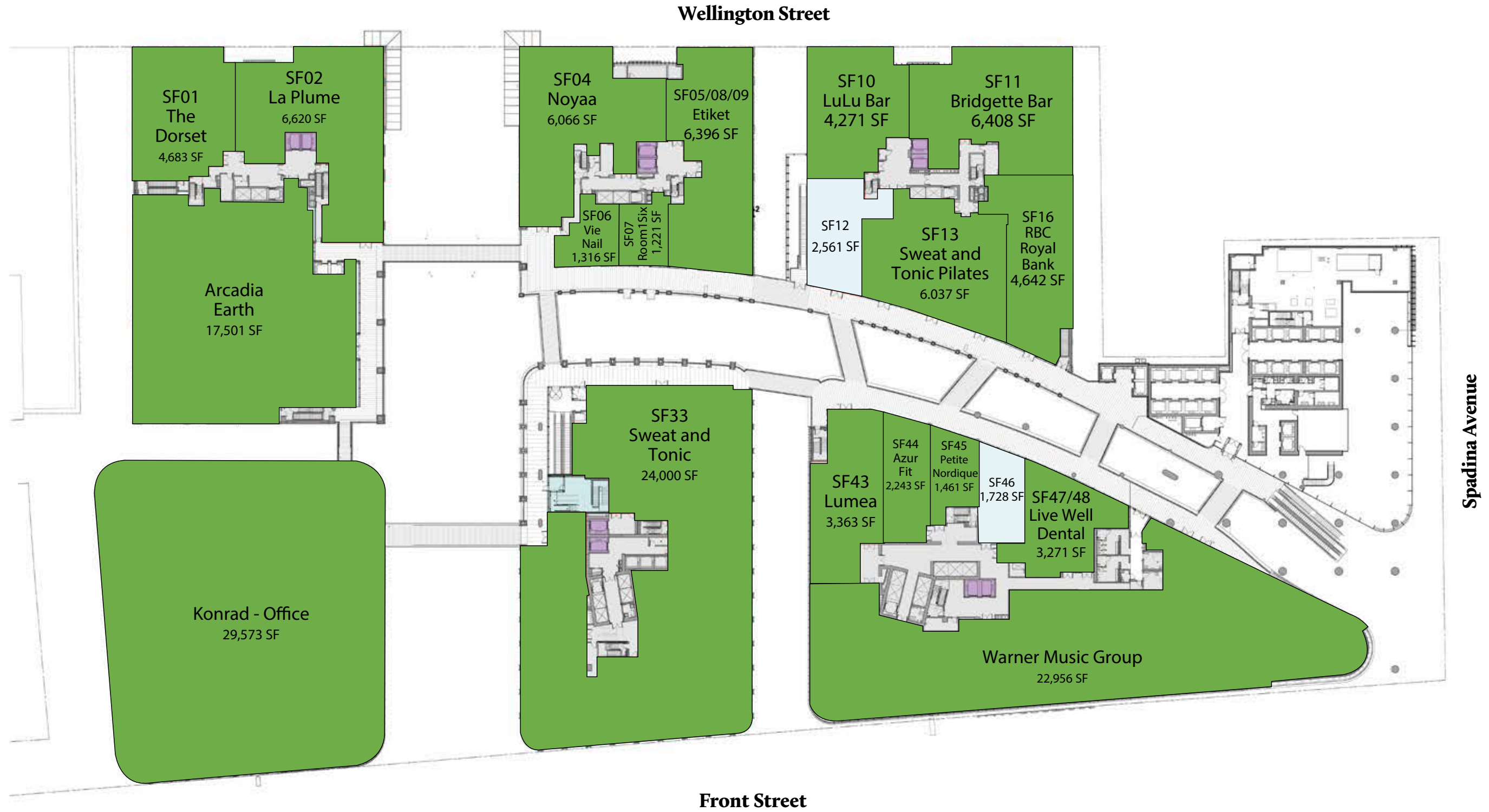
GROUND FLOOR PLAN

- AVAILABLE
- LEASED



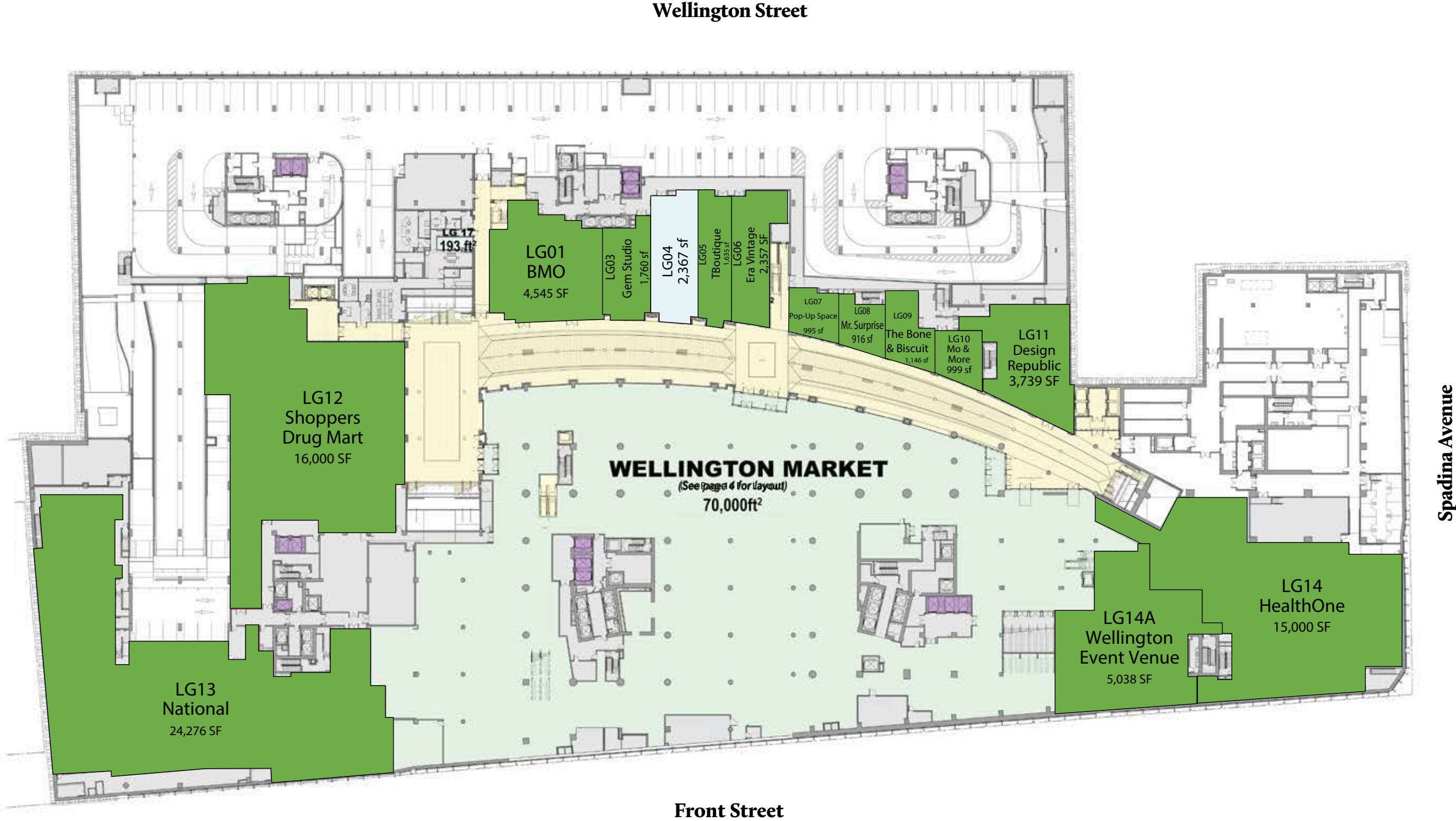
SECOND FLOOR PLAN

- AVAILABLE
- LEASED



LOWER GROUND FLOOR PLAN

- AVAILABLE
- LEASED



WELLINGTON MARKET

The Well's 70,000 sq. ft. evolved food market is a unique culinary world brimming with fresh offerings, prepared food, and elevated fast casual options.

The entire market is liquor licensed with a capacity for 3,935 people and operates extended hours into the evenings.

There is “activation space” embedded into the market to allow for evenings, concerts, comedy shows and other activities that will draw people to the market.

The Market will comprise of:

- 70,000 sq. ft.
- 35 fresh food vendors
- 16 prepared food kiosks
- 10 packaged food vendors
- 3 quick service restaurants
- 900 seats



Wellington Market Tenants

- A la Table
- Bagels on Fire
- BHC Chicken
- Big Fat Cookies
- Blue Claw Lobster Shack
- Bunches Flowers
- Chatime
- Chun Yang Bubble tea
- Dil Se
- Doraji
- East Tea Can
- Faray Cacao
- Gus Tacos
- Hooky's Fish and Chip
- Honestly Good Chicken Fingers
- Isabella's Mochi Donut Boutique
- Japadog
- La Cubana
- Lisa's Perfect Ice Cream
- Little Harvest
- Lost in the Sauce
- MADO Café
- Nord Lyon
- PURPEL
- Pancho's Bakery
- Pokeworks
- Postman Waffles
- PURPEL
- Ren Sushi
- Rosie's Burgers
- RYUS Noodle Bar
- Sam's Juice and Eats
- Shake Therapy
- Sweetie Pie
- Szechuan Express
- The Islands Caribbean Cookshop
- The Pier
- The Samosarie
- Tong Mein
- Uncle Tetsu's Japanese Cheesecake



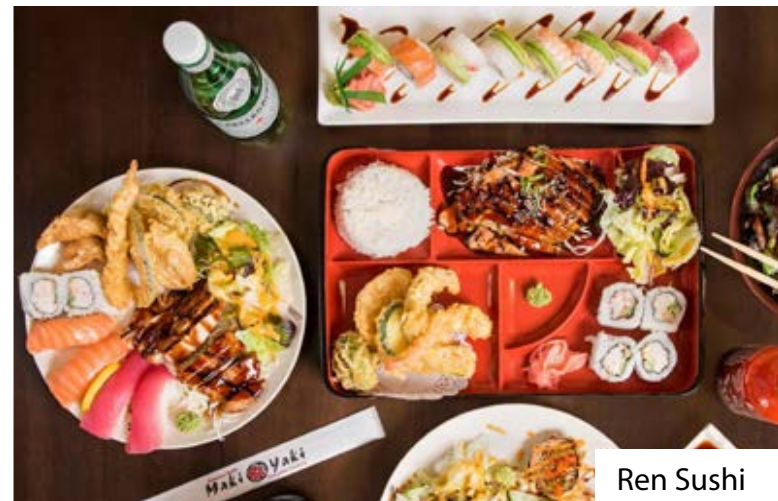
Hooky's Fish and Chips



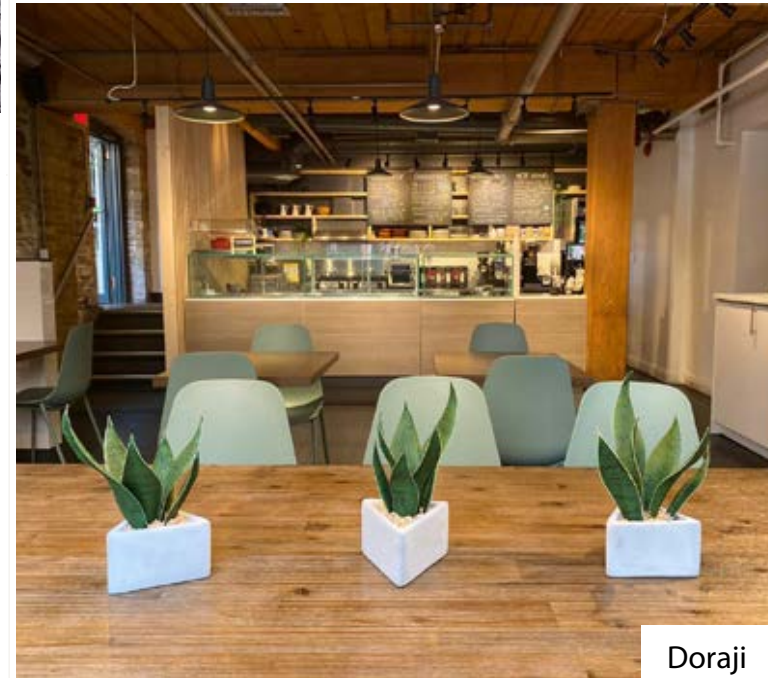
La Cubana



Isabella's Mochi Donut Boutique



Ren Sushi



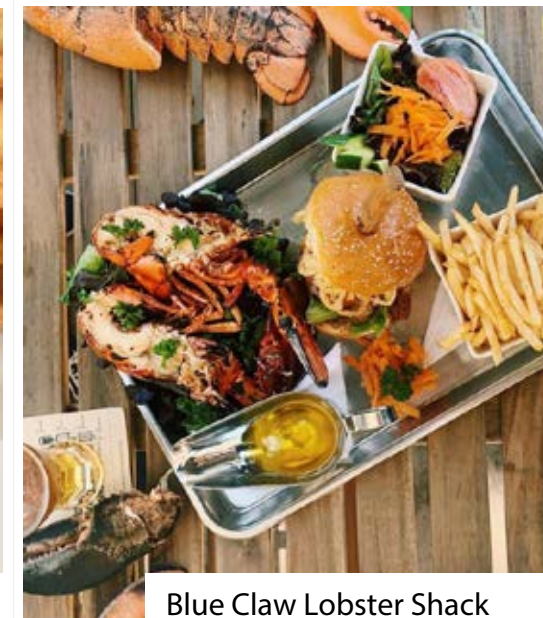
Doraji



Sweetie Pie



Rosie's Burgers



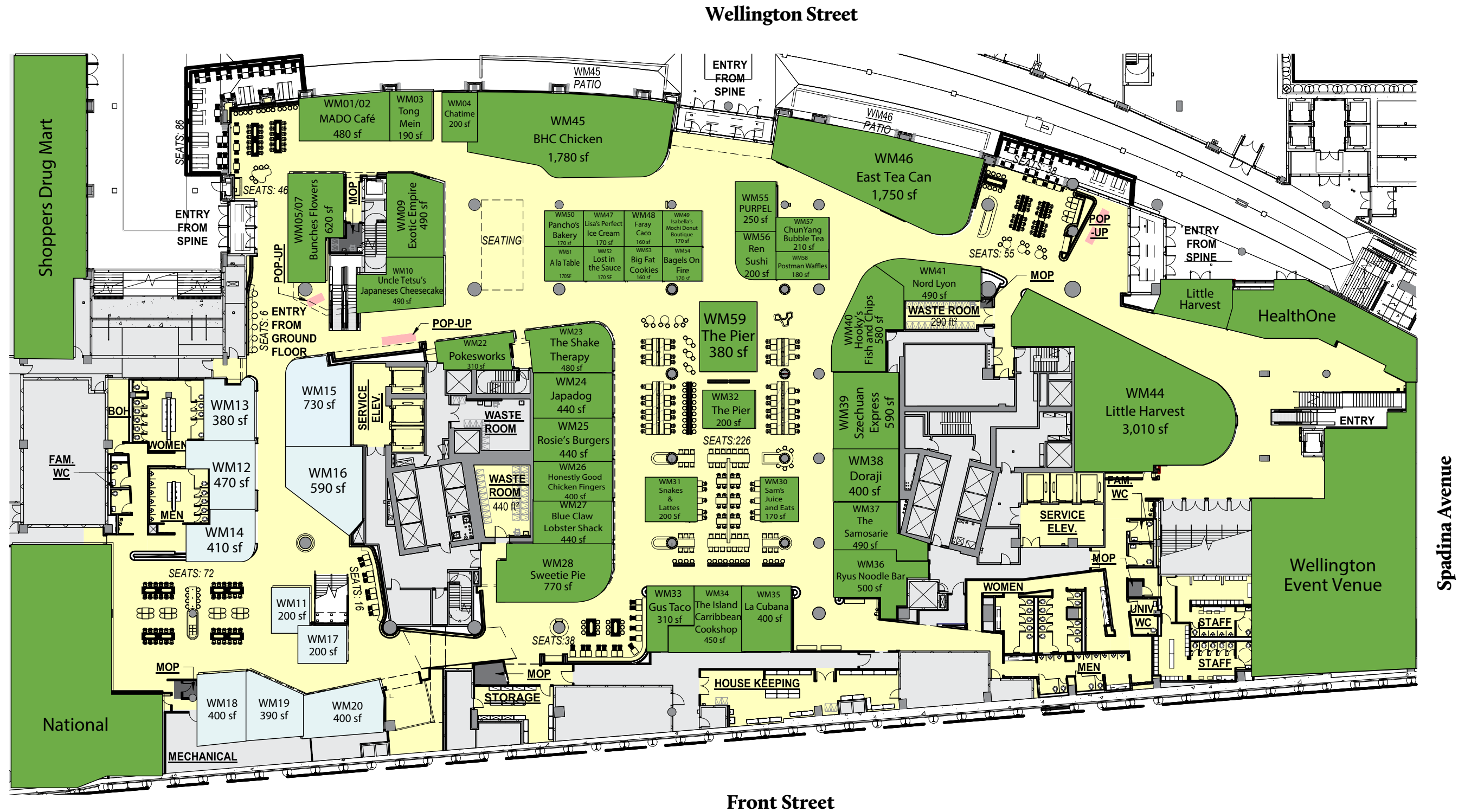
Blue Claw Lobster Shack



Chun Yang Tea

WELLINGTON MARKET

- AVAILABLE
- LEASED





Leasing Team

FOR THE WELL RETAIL LEASING INQUIRIES

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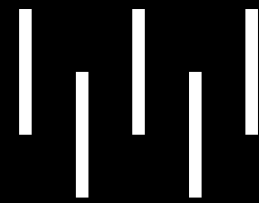
FOR WELLINGTON MARKET LEASING INQUIRIES

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